

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM – 6:30 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

***REVISED**
MONDAY, APRIL 18, 2016

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	
File Number:	OMA-03-15-16	<i>Informational Meeting</i>
Case Type:	Official Map Amendment	
Applicant:	City of Rochester, City Engineer	
Address:	360 Webster Avenue and 500-530 Webster Avenue	
Zoning District:	R-1 Low Density Residential District	
Section of Code:	Chapter 76	
Purpose:	To amend the Official Map of the City of Rochester by acquiring by permanent easement and dedicating as additional right-of-way for street improvement purposes, 360 Webster Avenue and 500-530 Webster Avenue; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Type II	

Case	2	
File Number:	SP-004-15-16	
Case Type:	Site Plan Review Referral	
Applicant:	David Norbut	
Address:	1219 University Ave and 340-360 Culver Road	
Zoning District:	C-2 Community Center District	
Section of Code:	120-191D(9)	
Purpose:	To review the decision of the Director of Planning and Zoning on a Site Plan Review application regarding redevelopment of the existing service station which includes: demolishing the existing 960 square foot, 24-hour, high-impact retail store at 1219 University Avenue; establishing a 6,000 square foot, 24-hour, high-impact retail store in a portion of the existing adjacent building at 340-360 Culver Road; retaining the rights to the 24-hour vehicle service station including fuel sales and carwash; and adding a second carwash bay at 1219 University Avenue; an action requiring City Planning Commission review.	

Case **3** ***REVISED**
File Number: **M-05-15-16** **Informational Meeting**
Case Type: Zoning Map Amendment
Applicant: Jeffrey Benjamin, Ubiquity, Inc.
Address: 1065, 1069-1089, 1074, 1080, 1088, 1092-1096, 1104, 1108, 1111, 1119, 1126-1128, 1127, 1143 Joseph Avenue
Zoning District: R-1 Low Density Residential District, C-1 Neighborhood Center District
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the properties at 1065, 1069-1089, 1074, 1080, 1088, 1092-1096, 1104, 1108, 1111, 1119, 1126-1128, 1127, from R-1 Low Density Residential District to R-3 High Density Residential District and 1143 Joseph Avenue from C-1 Neighborhood Center District to R-3 High Density Residential District; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency: **Mayor's Office**

Case **4** **Informational Meeting**
File Number: **PD #16 (Century Strathallan)**
Case Type: Zoning Map Amendment/Text Amendment/Planned Development District
Applicant: MC Management of Rochester, LLC
Property Address: 546, 550, 566, 586, 600 East Avenue and 7 Strathallan Park
Zoning District: PD#16
Section of Code: 120-190C
Purpose: To amend the Zoning Map and Zoning Text of Planned Development District #16 by incorporating 600 East Avenue into the District, amending the current development concept plan, and amending the PD#16 District Regulations in the Zoning Code; actions requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **5** **Postponed from**
File Number: **E-038-15-16** **March 21, 2016 hearing**
Case Type: Special Permit
Applicant: Dan Nothnagle, Three Heads Brewing
Address: 186 Atlantic Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83A(9), 120-137, 120-173E(3)
Purpose: To establish live entertainment in the tasting room between the hours of 6:00PM and 12:00AM, daily, and to consider a shared parking agreement with 10 Norwood Street to address the parking deficit created by the proposed live entertainment; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **6**
File Number: **E-043-15-16**
Case Type: Special Permit
Applicant: Atlantic Avenue Capital Partners, LLC
Address: 10 Norwood Street
Zoning District: M-1 Industrial District
Section of Code: 120-83A(3), 120-173E(3)
Purpose: To establish a 6,743 square foot sit-down restaurant, and to consider a shared parking agreement with 186 Atlantic Avenue; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-044-15-16**
Case Type: Special Permit
Applicant: Tyrone K. Ashford, TYCAM Enterprises, Inc.
Address: 4705 Lake Avenue
Zoning District: H-V Harbortown Village District
Section of Code: 120-177B(11), 120-137
Purpose: To increase the hours of the previously approved live entertainment to 5:00PM to 12:00AM, daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **E-045-15-16**
Case Type: Special Permit
Applicant: Mohammad Ibrahim, Kabob Restaurant
Address: 203 Monroe Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-173E(3), 120-177K
Purpose: To establish an Alternative Sign Program, and to consider an Alternative Parking Plan for the ten parking spaces required for the conversion of this existing take-out restaurant to a sit-down restaurant; actions requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48 (27)]**

Case **9**
File Number: **E-046-15-16**
Case Type: Special Permit
Applicant: Chris Holdridge, 441 Ministries
Address: 437- 441 Parsells Avenue
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9D, 120-9G
Purpose: To establish a low-impact take-out coffee shop with six convenience seats at 437 Parsells Avenue, and to legalize a community center at 441 Parsells Avenue; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **10**
File Number: **E-047-15-16**
Case Type: Special Permit
Applicant: Rochester Christian Church Ministries
Address: 208 North Goodman Street
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-18H
Purpose: To legalize 12 apartments in this former school building that were previously used for the visiting ministries of the bible college; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **11**
File Number: **E-048-15-16**
Case Type: Special Permit
Applicant: City of Rochester
Address: 1000 North River Street
Zoning District: H-V Harbortown Village District
Section of Code: 120-177K
Purpose: To establish an Alternative Sign Program for the Port Terminal Building; an action requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48 (26)]**

III. OTHER BUSINESS

None